

PB# 99-39

Gerrit Lydecker

54-1-43.2

Approved 1-24-00

Map Number # 18-00
Section 54 Block 1 Lot 3.2 City N. Windsor
Town N. Windsor
Village N. Windsor
Title: Hydecker, Gerrit V.
Dated: 12-23-99 Rev. 02/3/00
Approved by James Restri Jr. Filed
on 1/24/2000
Record Owner Hydecker, Gerrit V.

DONNA L. BENSON
Orange County Clerk

(2 Sheets)

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(914) 563-4611

RECEIPT
#66-2000

02/03/2000

Lydecker, Gerrit

Received \$ 260.00 for Planning Board Fees, on 02/03/2000. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Dorothy H. Hansen
Town Clerk

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/03/2000

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 99-39

NAME: LYDECKER, GERRIT

APPLICANT: LYDECKER, GERRIT

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
01/24/2000	PLANS STAMPED	APPROVED
12/22/1999	P.B. APPEARANCE . ADDRESS MARK'S COMMENTS	LA:ND WVE PH APP CON
12/15/1999	WORK SHOP APPEARANCE	SUBMIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/03/2000

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LISTING OF PLANNING BOARD FEES
APPROVAL

FOR PROJECT NUMBER: 99-39
NAME: LYDECKER, GERRIT
APPLICANT: LYDECKER, GERRIT

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/07/2000	APPROVAL FEE	CHG	260.00		
02/03/2000	REC. CK. #3024	PAID		260.00	
		TOTAL:	260.00	260.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/03/2000

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LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 99-39

NAME: LYDECKER, GERRIT

APPLICANT: LYDECKER, GERRIT

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
12/15/1999	REC. CK. #2975	PAID		300.00	
12/22/1999	P.B. ATTY. FEE	CHG	35.00		
12/22/1999	P.B. MINUTES	CHG	22.50		
01/07/2000	P.B. ENGINEER FEE	CHG	194.00		
02/03/2000	RET. TO APPLICANT	CHG	48.50		
		TOTAL:	300.00	300.00	0.00

L.R. 2/3/00

AS OF 01/07/00

PAGE 1

CHRONOLOGICAL JOB STATUS REPORT

JOB 8756

NEW WILSON PLANNING BOARD (changeable to Applicant)

CLIENT NEWWIN TOWN OF NEW WILSON

TASK 9253

PER WORK DONE PRIOR TO 12/31/99

TASK NO	REL	DATE	TRAN	EMPL	ACT DESCRIPTION	RATE	HRS	TIME	DOLLARS		
									EXP	BILLED	BALANCE
94-39	100877	09/15/99	TIME	MJE	WS LYDECKER	75.00	0.40	30.00			
94-39	100877	11/10/99	TIME	MJE	WS PARO SUB	75.00	0.40	30.00			
94-39	100902	12/15/99	TIME	MJE	WS LYDECKER SUB	75.00	0.40	30.00			
94-39	100900	12/21/99	TIME	MJE	MC LYDECKER SUBDIVISION	75.00	0.50	37.50			
94-39	100900	12/22/99	TIME	MJE	MM LYDECKER SUB CONDAPP	75.00	0.10	7.50			
94-39	100912	12/22/99	TIME	MJE	CI LYDECKER TRU	28.00	0.50	14.00			
94-39	100931	12/23/99	TIME	MJE	MC LYDECKER WASH	75.00	0.30	22.50			
TASK TOTAL								171.50	0.00	0.00	171.50

GRAND TOTAL	171.50	0.00	0.00	171.50
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1/7, 3 22.50
194.00

TOTAL P.04

SUBDIVISION FEES - TOWN OF NEW WINDSOR

1-11-00
1/24/00
Called Mr. Lydecker
w/ fee amt

MINOR SUBDIVISION FEES:

APPLICATION FEE.....\$ 50.00

ESCROW:

RESIDENTIAL:

___ LOTS @ 150.00 (FIRST 4 LOTS).....\$
___ LOTS @ 75.00 (ANY OVER 4 LOTS).....\$

COMMERCIAL:

___ LOTS @ 400.00 (FIRST 4 LOTS).....\$
___ LOTS @ 200.00 (ANY OVER 4 LOTS).....\$

TOTAL ESCROW DUE....\$

* * * * *

APPROVAL FEES MINOR SUBDIVISION:

PRE-PRELIMINARY PLAT APPROVAL.....\$ 50.00
PRELIMINARY PLAT APPROVAL\$ 100.00
FINAL PLAT APPROVAL (\$100.00 + \$5.00/LOT).....\$ 110.00
FINAL PLAT SECTION FEE.....\$ 100.00
BULK LAND TRANSFER...(\$100.00).....\$

TOTAL SUBDIVISION APPROVAL FEES.....\$ 260.00 ①

* * * * *

RECREATION FEES:

___ 1 LOTS @ \$500.00 PER LOT\$ 500.00 ②

* * * * *

THE FOLLOWING CHARGES ARE TO BE DEDUCTED FROM ESCROW:

PLANNING BOARD ENGINEER FEES.....\$
PLANNING BOARD ATTORNEY FEES.....\$
MINUTES OF MEETINGS.....\$
OTHER.....\$

Return
\$48.50

* * * * *

PERFORMANCE BOND AMOUNT.....\$

4% OF ABOVE AMOUNT.....\$

ESTIMATE OF PRIVATE IMPROVEMENTS: \$

2% OF APPROVED COST ESTIMATE:.....\$
(INSPECTION FEE)

LYDECKER, GERRIT SUBDIVISION (99-39)

Mr. William Hildreth appeared before the board for this proposal.

MR. PETRO: This application is a minor subdivision which would create one acre residential lot along Mt. Airy Road from the overall parcel of 34 acres. This plan is reviewed on a concept basis only. Let's go through this.

MR. HILDRETH: This property is on the, it's in an R-1 zone on the west side of Mt. Airy Road. It's one of two tax lot parcels that comprise Par 3 Golf Course and what the applicant owner is proposing is taking a one acre residential lot out of that parcel fronting on Mt. Airy Road with 177 feet of frontage 250 feet deep and remaining lot would then be 33 acres or some 33.3 acres. This complies with zoning, we have septic and house layout along with zoning table on sheet 2 provided by Cuomo Engineering and there's water available in Mt. Airy Road hence there's no need for that on the plot plan, that's it, two lot minor subdivision.

MR. PETRO: There's quite a topo there in the rear of the lot, how are you going to put a septic system in there?

MR. HILDRETH: The design on the second sheet, if you look at it fits along with the contours about 2/3 of the way back and the box that's shown on the subdivision plan for proposed septic system area is just to show the area.

MR. PETRO: Mark, you don't see any problem with that?

MR. EDSALL: Sanitary?

MR. PETRO: Yeah, as far as you're on such a steep hill.

MR. EDSALL: Well, looking at sheet 2, the slope that's shown on Paul's plan scales out to right at 15 percent, which is the maximum, so based on the information

submitted, it looks like he meets the State Code.

MR. PETRO: It won't leach out at the bottom of the field?

MR. LUCAS: Is there sewage?

MR. BABCOCK: No, no sewer.

MR. PETRO: Bill, is this, this is all subterranean, there's no leaching, what do you call the fills that come up?

MR. HILDRETH: Fill system, correct, subsurface.

MR. PETRO: Is there any way you can go deeper?

MR. CUOMO: No, you can't go any deeper, you don't want to impact the field, there's a sort of a flat spot out there, Jim, there's a mild flat spot out there we're taking advantage of, that's what shows up on the design, so we shouldn't have any problem.

MR. LUCAS: Towards the end of property it goes off. Mark, you don't see a problem with it?

MR. EDSALL: Like I said, the slope is right at the max and based on the perc information Paul shows on the plan, the size of the system is correct.

MR. PETRO: And the well has what, 200 foot separation?

MR. EDSALL: He's got water.

MR. PETRO: We have highway approval on 12/17 and water approval on 12/20/99. Take lead agency.

MR. LUCAS: So moved.

MR. LANDER: Second it.

MR. PETRO: Motion's been made and seconded that the New Windsor Planning Board take lead agency for the Lydecker minor subdivision on Bethlehem and Mt. Airy Road. Why are you mentioning both roads?

MR. HILDRETH: Because Mt. Airy Road actually T's here and Bethlehem Road goes to the south, Mt. Airy goes to the north.

MR. PETRO: It's really on Mt. Airy Road, the T is up further, okay, just curious.

MR. HILDRETH: It's just a little bit south of this, just a couple hundred feet.

MR. PETRO: My father built the house next to it, so I know the area well. Okay, lead agency roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. PETRO: This is extremely minor in nature being a it's permitted use in the zone, it's all R-1 and we're only creating one new lot, the other lot is already existing, therefore, I'd recommend that we waive the public hearing.

MR. LUCAS: I'll make the motion.

MR. LANDER: Second it.

MR. PETRO: Motion's been made and seconded that the New Windsor Planning Board waive the public hearing under its discretionary judgment for the Lydecker minor subdivision on Bethlehem and Mt. Airy Road. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. LANDER	AYE
MR. LUCAS	AYE

MR. PETRO AYE

MR. PETRO: Motion to declare negative dec?

MR. LUCAS: So moved.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec under the SEQRA process for the Lydecker minor subdivision on Mt. Airy Road. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO AYE

MR. BRESNAN AYE

MR. LANDER AYE

MR. LUCAS AYE

MR. PETRO AYE

MR. PETRO: I don't see any other concerns of the planning board, I'd entertain a motion for final approval.

MR. LUCAS: So moved.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded--

MR. EDSALL: Could you include conditions just to correct the bulk information on comment number one?

MR. HILDRETH: I don't have a problem with that one and two.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Lydecker minor subdivision on Mt. Airy Road subject to the bulk information being corrected on the plan. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

Licensed in NEW YORK, NEW JERSEY
and PENNSYLVANIA

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
e-mail: mheny@att.net
- ☐ **Regional Office**
507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765
e-mail: mhepa@ptd.net

REVIEW NAME: LYDECKER MINOR SUBDIVISION
PROJECT LOCATION: BETHLEHEM ROAD AND MT. AIRY ROAD
SECTION 54-BLOCK 1-LOT 43.2
PROJECT NUMBER: 99-39
DATE: 22 DECEMBER 1999
DESCRIPTION: THE APPLICATION IS A MINOR SUBDIVISION WHICH WOULD
CREATE A 1± ACRE RESIDENTIAL LOT ALONG MT. AIRY ROAD
FROM THE OVERALL PARCEL OF 34+ ACRES. THE PLAN WAS
REVIEWED ON A CONCEPT BASIS ONLY.

1. The property is located within the R-4 Zoning District of the Town. The "required" information shown on the plan is correct, with the exception of the need to delete "building coverage" and replace same with "FAR", and add the minimum livable area requirement of 1,200 square feet. The proposed lot (Lot 1) would appear to comply with all the minimum bulk requirements for the zone and use group.

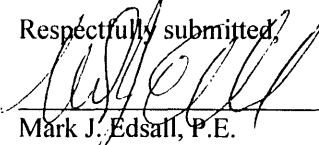
Lot 2 of the subdivision is the existing golf facility. This use is Use A-4 which has different bulk requirements from those of the single-family residential lot. These bulk requirements, and the proposed bulk values should also be indicated on the plan.

2. The proposed lot is served by a proposed sanitary disposal system at the rear of the house. Based on the percolation information submitted by the Applicant's Engineer, the design would appear to comply with the minimum requirements of the State Code.

The plan indicates that the property will be served from the new waterline on Mt. Airy Road, which is currently active and available, to my understanding.

3. The Planning Board may wish to assume the position of **Lead Agency** under the SEQRA process.
4. The Planning Board should determine if a **Public Hearing** will be necessary for this **minor subdivision**, or if same can be waived per Paragraph 4.B of the Subdivision Regulations.
5. At such time that the Planning Board has made further review of this application, **further engineering reviews** and comments will be made, as deemed necessary by the Board.

Respectfully submitted,


Mark J. Edsall, P.E.

Planning Board Engineer

MJEmk

LYDECKER.mk



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. MCGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

- ☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
507 Broad Street
Millford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF New Windsor

P/B # -

WORK SESSION DATE: 15 Dec 99

APPLICANT RESUB.
REQUIRED: Full App

REAPPEARANCE AT W/S REQUESTED: No

PROJECT NAME: Lydecker Sub.

PROJECT STATUS: NEW X OLD

REPRESENTATIVE PRESENT: PVC

MUNIC REPS PRESENT: BLDG INSP.
FIRE INSP. X
ENGINEER X
PLANNER
P/B CHMN.
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

Minor sub -
near golf course.
Survey by Bill Hilduth.

CLOSING STATUS

- X Set for agenda
 possible agenda item
 Discussion item for agenda
 ZBA referral on agenda

pbwsform 10MJE98

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/03/2000

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LISTING OF PLANNING BOARD **AGENCY APPROVALS**

FOR PROJECT NUMBER: 99-39

NAME: LYDECKER, GERRIT
APPLICANT: LYDECKER, GERRIT

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	12/16/1999	MUNICIPAL HIGHWAY	12/17/1999	APPROVED
ORIG	12/16/1999	MUNICIPAL WATER	12/20/1999	APPROVED
ORIG	12/16/1999	MUNICIPAL SEWER	12/29/1999	APPROVED
ORIG	12/16/1999	MUNICIPAL FIRE	/ /	
ORIG	12/16/1999	NYS DOT	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/03/2000

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LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 99-39

NAME: LYDECKER, GERRIT

APPLICANT: LYDECKER, GERRIT

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	12/16/1999	EAF SUBMITTED	12/16/1999	WITH APPLIC
ORIG	12/16/1999	CIRCULATE TO INVOLVED AGENCIES	/	/
ORIG	12/16/1999	LEAD AGENCY DECLARED	12/22/1999	TOOK LA
ORIG	12/16/1999	DECLARATION (POS/NEG)	12/22/1999	DECL. NEG DEC
ORIG	12/16/1999	SCHEDULE PUBLIC HEARING	/	/
ORIG	12/16/1999	PUBLIC HEARING HELD	/	/
ORIG	12/16/1999	WAIVE PUBLIC HEARING	12/22/1999	WAIVE PH
ORIG	12/16/1999	AGRICULTURAL NOTICES	/	/

(m) 12/15/99



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

99-33

REQUEST FOR NOTIFICATION LIST

DATE: December 15, 1999

1763

NAME: Gerrit V. Lydecker TELE: (914) 567-0063

ADDRESS: 33 Sweet Briar Rd (Paul Cuomo)
Stamford, CT 06905

TAX MAP NUMBER: SEC. 54, BLOCK 1, LOT 43.2
SEC. , BLOCK , LOT
SEC. , BLOCK , LOT

PUBLIC HEARING DATE (IF KNOWN):

THIS PUBLIC HEARING IS BEING REQUESTED BY:

NEW WINDSOR PLANNING BOARD:

SITE PLAN & SUBDIVISIONS:

(LIST WILL CONSIST OF ABUTTING
PROPERTY OWNERS AND ACROSS ANY STREET)

YES

SPECIAL PERMIT ONLY:

(LIST WILL CONSIST OF ALL PROPERTY
OWNERS WITHIN 500 FEET)

YES

AGRICULTURAL DISTRICT:

(LIST WILL CONSIST OF ALL PROPERTY OWNERS
WITHIN THE AG DIST. WHICH IS WITHIN 500'
OF SITE PLAN OR SUBDIVISION PROJECT)

YES

NEW WINDSOR ZONING BOARD:

(LIST WILL CONSIST OF ALL PROPERTY
OWNERS WITHIN 500 FEET)

YES

AMOUNT OF DEPOSIT \$ TOTAL CHARGE \$

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 2nd day of November, nineteen hundred and Eighty-seven
BETWEEN

JAMES R. PETRO AND MARGARET PETRO, residing at Mt. Airy Road,
New Windsor, New York 12550, and

ARTHUR O. MAHARAY, residing at 238 Windsor Highway, New Windsor,
New York, 12550,

party of the first part, and

GERRIT V. LYDECKER, residing at No. 33 Sweet Briar
Road, Stamford, CT 06905

L3008

P146

54 - 1 - 39.2 - Maharay
54 - 1 - 43.2 - Petro

party of the second part,

WITNESSETH, that the party of the first part, in consideration of -----TEN-----

-----(\$10.00)----- dollars,

lawful money of the United States, and other good and valuable consideration paid

by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of New Windsor, Orange County, New York described as follows:

BEGINNING at a point on the westerly side of the Mt. Airy Road at the southwesterly corner of lands of Baxter and running thence along the line of lands of Baxter N 65 53' W 1657 feet to a point in the line of lands of Waugh; thence along the line of lands of Waugh S 25 54' W 996 feet and S 23 W 965.6 feet to the line of lands formerly of Thorne; thence S 67 E 1730 feet more or less to the southeasterly corner of lands of the parties of the first part; thence along the line of said lands the following three courses: (1) N 18 17' E 114.4 feet (2) N 13 31' E 170.05 feet (3) S 68 45' E 226 feet to the westerly line of Mt. Airy Road; thence along the westerly line of Mt. Airy Road the following two courses: (1) N 13 11' E 70.15 feet (2) N 17 33' E 251.21 feet to the line of lands of Craft; thence along the line of lands of Craft the following four courses: (1) N 68 33' W 157.49 feet (2) S 20 29' E 12.49 feet (3) N 75 33' W 228.35 feet (4) N 23 51' E 419.18 feet to a wall marking the line of lands of Lacatena; thence along the line of lands of Lacatena the following three courses: (1) S 67 W 136.76 feet (2) N 26 46' E 343.04 feet (3) S 67 20' E 294.75 feet to the line of lands of Tejada; thence along the line of lands of Tejada the following two courses: (1) N 13 20' E 150 feet (2) S 67 20' E 200 feet to the Mt. Airy Road; thence along the Mt. Airy Road N 13 20' E 465 feet to the point or place of beginning.

BEING and intended to be all of the premises conveyed by John A. Petro to James R. Petro by deed dated August 1958 and recorded in the Orange County Clerk's Office in Liber 1803 of Deeds at page 177, but excepting therefrom a conveyance to Wright described in a deed recorded in the Orange County Clerk's Office in Liber 1700 of Deeds at page 458, and further excepting therefrom the property described in an unrecorded deed to Joseph and Linda Columbo described as follows: BEGINNING at a point in the center of Bethlehem Road, the said point being the northeast corner of lands of Lawrence Wright and Carolyn Wright, as recorded in the Orange County Clerk's office by deed dated 18 February 1965 in Liber 1700

of Deeds at page 458 and running thence, N 65 45' W 226.00' to a point; thence still along the same S 17 33' W 30.00' to a point; thence still along the same and lands of Lawrence H. Wright and Carolyn W. Wright as recorded in the Orange County Clerk's office by Deed dated 4 February 1959 in Liber 1490 of Deeds at page 542, S 13 31' W 170.05' to a point in a stonewall, said point being the northwest corner of lands of Charles R. Thorne, Jr. and S. Elizabeth Thorne as recorded in the Orange County Clerk's Office in Liber 1132 of Deeds at page 539; thence along lands of said Thorne and a stonewall, S 18 17' W 144.40' to a point at the intersection of two stonewalls, said point being at the southeasterly corner of lands of James R. Petro; thence along the southerly line of Petro and in part along said stonewall N 67 00' W 1085.00' to a point; thence, through the lands of said Petro, N 23 00' E 398.28' to a point; thence continuing through lands of said Petro S 67 00' E 1263.40' to a point in the center of Bethlehem Road; thence, along center of said road S 17 33' W 50.10' to the point or place of beginning; containing 10.0 acres more or less.

Also excepting premises conveyed to Lawrence Wright and Carolyn Wright dated 6/21/61 and recorded 2/18/65 in Liber 1700 Cp. 458

BEING clauses:

James R. Petro, who acquired title with John A. Petro by deed from S. Jeffrey Starin dated 4/15/59 and recorded 4/17/59 in Liber 1498 Cp. 469 and by deed from John A. Petro dated 8/___/68 and recorded 9/9/68 in Liber 1803 Cp. 177 and corrected by deed dated 12/18/73 and recorded 12/20/73 in Liber 1965 Cp. 18 and further corrected by deed dated 1/3/74 and recorded 1/4/74 in Liber 1966 Cp. 419.

James R. Petro and Margaret V. Petro, his wife, who acquired title from Fortunata Sinscalchi dated 11/10/58 and recorded 11/12/58 in Liber 1482 Cp. 459.

Arthur O. Maharay, who acquired an undivided 1/2 interest by deed from James R. Petro and Margaret V. Petro, his wife, dated 11/28/77 and recorded 12/6/77 in Liber 2086 Cp. 329.

98-63

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been incumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

James R. Petro
JAMES R. PETRO

Margaret V. Petro
MARGARET V. PETRO

Arthur O. Maharay
ARTHUR O. MAHARAY

99-39

STATE OF NEW YORK, COUNTY OF CHANCE

On the day of November 19 87, before me
personally came JAMES R. PETRO AND
MARGARIT V. PETRO

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that they executed the same.

PHILIP A. CROTTY
NOTARY PUBLIC - State of New York
Qualified in Orange County
Reg. No. 4520410
Commission Expires March 30, 1988

STATE OF NEW YORK, COUNTY OF

On the day of 19 , before me
personally came
to me known, who, being by me duly sworn, did depose and
say that he resides at No.

that he is the
of

_____, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

SS: | STATE OF NEW YORK, COUNTY OF ORANGE

On the day of November 1987 , before me
personally came

ARTHUR O. MAHARAY

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he executed the same.

PHILIP A. CROTTY
NOTARY PUBLIC - State of New York
 Qualified in Orange County
 Reg. No. 4520410
 Commission Expires March 30, 1988

STATE OF NEW YORK, COUNTY OF

On the day of 19 , before me
personally came
the subscribing witness to the foregoing instrument, with
whom I am personally acquainted, who, being by me duly
sworn, did depose and say that he resides at No.

that he knows

to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

Bargain and Sale Deed

With Covenant Against Grantor's Acts

Title No. _____

JAMES R. PETRO, MARGARET V. PETRO
and ARTHOR O. MAHARAY

TO

GERRIT V. LYDECKER

SECTION

BLOCK

LOT

COUNTY OR TOWN

RETURN BY MAIL TO:

PHILIP A. CROTTY, ESQ.
DUGGAN, CROTTY & DUNN, P.C.
R.D. #2, Temple Hill Road
New Windsor, NY 12550
Zip No.

Reserve this space for use of Recording Office.

99-89

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 12/16/1999

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 99-39

NAME: LYDECKER, GERRIT

APPLICANT: LYDECKER, GERRIT

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
12/15/1999	REC. CK. #2975	PAID		300.00	
			-----	-----	-----
		TOTAL:	0.00	300.00	-300.00


12/14/99

INTER OFFICE CORRESPONDENCE

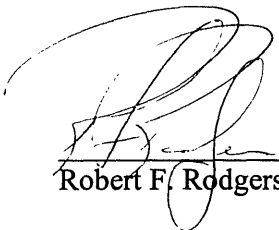
TO: Town Planning Board
FROM: Town Fire Inspector
SUBJECT: Lydecker Subdivision
DATE: 17 December 1999

Planning Board Reference Number: PB-99-39
Dated: 15 December 1999
Fire Prevention Reference Number: FPS-99-_____

A review of the above referenced subject site plan was conducted on 17 December, 1999.

This site plan is acceptable.

Plans Dated: 6 December 1999, Revision 1



Robert F. Rodgers

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(914) 563-4611

RECEIPT
#37-1999

12/17/1999

Lydecker, Gerrit

Received \$ 50.00 for Planning Board Fees, on 12/17/1999. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you. P B # 99.39 CR # 2974

Dorothy H. Hansen
Town Clerk



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (914) 563-4615
Fax: (914) 563-4693

PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

Subdivision ☒ Lot Line Change _____ Site Plan _____ Special Permit _____

Tax Map Designation: Sec. 54 Block 1 Lot 43.2

1. Name of Project GERRIT V. LYDECKER MINOR SUBDIVISION
2. Owner of Record GERRIT V. LYDECKER Phone 203-322-9719
Address: 33 SWEET BRIAR ROAD STAMFORD CT. 06905
(Street Name & Number) (Post Office) (State) (Zip)
3. Name of Applicant SAME Phone SAME
Address: SAME
(Street Name & Number) (Post Office) (State) (Zip)
4. Person Preparing Plan ① CUOMO ENGINEERING 567-0063
GREVAS & HILDRETH, L.S.P.C. 566-6650
② STEWART INT. AIRPORT 2005 D ST. BLD. 704 NEW WINDSOR NY 12553
Address: ② 407 SOUTH PLANK RD. UNIT 3 NEWBURGH NY 12550
(Street Name & Number) (Post Office) (State) (Zip)
5. Attorney / Phone /
Address /
(Street Name & Number) (Post Office) (State) (Zip)
6. Person to be notified to appear at Planning Board meeting:
BILL HILDRETH 566-6650
(Name) (Phone)
7. Project Location:
On the WEST side of MT. AIRY ROAD 300 feet
(Direction) (Street) (No.)
NORTH of BETHLEHEM ROAD
(Direction) (Street)
8. Project Data: Acreage 34.32 Zone R-1 School Dist. CSD

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes ☒ No ☐

***This information can be verified in the Assessor's Office.**

***If you answer "yes" to question 9, please complete the attached "Agricultural Data Statement".**

10. Description of Project: (Use, Size, Number of Lots, etc.) TWO LOT SUBDIVISION
CREATING A 1 ACRE RESIDENTIAL PARCEL AND A 33 ACRE
RESIDUAL PARCEL

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes ☐ no ☒

12. Has a Special Permit previously been granted for this property? yes ☐ no ☒

ACKNOWLEDGMENT:

IF THIS ACKNOWLEDGMENT IS COMPLETED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:


COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

3rd DAY OF December 1999


APPLICANT'S SIGNATURE


NOTARY PUBLIC Stella Charvales
EX 212812001

GERRIT LYDECKER
Please Print Applicant's Name as Signed

TOWN USE ONLY:

DATE APPLICATION RECEIVED

APPLICATION NUMBER

IF APPLICABLE "XX"

**This form to be completed only if you answer "yes" to question #9 on the application form.

AGRICULTURAL DATA STATEMENT

1. Name and Address of Applicant:

GERRIT V. LYDECKER

33 SWEET BRIAR ROAD STAMFORD CT. 06905

2. Description of proposed project and its locations:

TWO LOT SUBDIVISION CREATING A 1 ACRE RESIDENTIAL PARCEL
AND A RESIDUAL PARCEL OF 33 ACRES ON THE WEST SIDE OF
MT. AIRY ROAD 300' NORTH OF BETHLEHEM ROAD

3. Name and address of any owner of land within the Agricultural District:

N/A

4. Name and address of any owner of land containing farm operations located within 500 feet of the boundary of the subject property.

HAROLD BAXTER RD2 MT. AIRY ROAD NEW WINDSOR
N.Y. 12553

5. A map is submitted herewith showing the site of the proposed project relative to the location of farm operations identified in this statement.

99-39

APPLICANT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

GERRIT V. LYDECKER, deposes and says that he resides
(OWNER)
at 33 SWEET BRIAR ROAD, STAMFORD in the County of FAIRFIELD
(OWNER'S ADDRESS)
and State of CONNECTICUT and that he is the owner of property tax map
(Sec. _____ Block _____ Lot _____)
designation number (Sec. 54 Block 1 Lot 43.2) which is the premises described in
the foregoing application and that he authorizes:

(Applicant Name & Address, if different from owner)

GREVAS & HILDRETH, L.S., P.C.

(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: Dec. 3, 1999

Gerrit V. Lydecker
Owner's Signature

Brenda C. Lydecker
Witness' Signature
BRENDA C. LYDECKER

Applicant's Signature if different than owner
William B. Hildreth
Representative's Signature

**THIS FORM CANNOT BE WITNESSED BY THE PERSON OR
REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED
TO REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.**

**TOWN OF NEW WINDSOR PLANNING BOARD
SUBDIVISION/LOT LINE CHANGE CHECKLIST**

The following checklist items shall be incorporated on the Subdivision Plan prior to consideration of being placed on the Planning Board Agenda:

1. ✓ Name and address of Applicant.
- * 2. ✓ Name and address of Owner.
3. ✓ Subdivision name and location.
4. ✓ Tax Map Data (Section, Block & Lot).
5. ✓ Location Map at a scale of 1" = ~~2,000~~⁸⁰⁰ ft.
6. ✓ Zoning table showing what is required in the particular zone and what applicant is proposing. *SEE SHEET 2 OF 2*
7. N/A Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
8. ✓ Date of plat preparation and/or date of any plat revisions.
9. ✓ Scale the plat is drawn to and North arrow.
10. ✓ Designation (in title) if submitted as sketch plan, preliminary plan or final plan.
11. ✓ Surveyor's certificate.
12. ✓ Surveyor's seal and signature.
13. ✓ Name of adjoining owners.
14. N/A Wetlands and 100 foot buffer zone with an appropriate note regarding DEC requirements.
- * 15. N/A Flood land boundaries.
16. ✓ A note stating that the septic system for each lot is to be designed *SEE* by a licensed professional before a building permit can be issued. *SHEET 2 OF 2*
17. ✓ Final metes and bounds.
18. ✓ Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street.

19. N/A Include existing or proposed easements.
20. N/A Right-of-way widths.
21. N/A Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
22. ✓ Lot area (in square feet for each lot less than 2 acres).
23. ✓ Number the lots including residual lot.
24. ✓ Show any existing waterways.
- *25. N/A A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
26. ✓ Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
27. ✓ Show any existing or proposed improvements, i.e., drainage systems, water lines, sewer lines, etc. (including location, size and depths). *SEE SHEET 2 OF 2*
28. ✓ Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.
29. ✓ Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
30. ✓ Provide "septic" system design notes as required by the Town of New Windsor.
31. ✓ Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
32. ✓ Indicate percentage and direction of grade.
33. N/A Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
34. ✓ Provide 4" wide X 2" high box directly above title block (preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.
35. N/A Indicate location of street or area lighting (if required).

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, "IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

TO BE DONE BY

36. PLANNING BD.

Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.

37. ✓

A disclosure Statement, in the form set below, must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

"Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leaser shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGMENT:

THE PLAT FOR THE PROPOSED SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY: William B. Heston 12/2/99
Licensed Professional Date

PROJECT I.D. NUMBER

617.21

SEQR

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR GERRIT V. LYDECKER	2. PROJECT NAME GERRIT V. LYDECKER MINOR SUBDIVISION
3. PROJECT LOCATION: Municipality TOWN OF NEW WINDSOR County ORANGE	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) WEST SIDE OF MT. AIRY ROAD, 300' NORTH OF BETHLEHEM ROAD TAX MAP SECTION 54 BLOCK 1 LOT 43.2	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: TWO LOT SUBDIVISION CREATING A 1 ACRE RESIDENTIAL LOT AND A RESIDUAL LOT OF 33.3 ACRES	
7. AMOUNT OF LAND AFFECTED: Initially 34.3 acres Ultimately 34.3 acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input checked="" type="checkbox"/> Other Describe: GOLF COURSE	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency(s) and permit/approvals ORANGE COUNTY PLANNING DEPARTMENT; REVIEW AND APPROVAL OR REFERRAL TO LOCAL JURISDICTION	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No N/A	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: GERRIT V. LYDECKER	Date: 12/2/99
Signature: William B. Hildred, L.S. (PREPARER)	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? <input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, coordinate the review process and use the FULL EAF.
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No	
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)	
C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly: 	
C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly: 	
C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly: 	
C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly: 	
C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly: 	
C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly: 	
C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly: 	
D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly	

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

☐ Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide on attachments as necessary, the reasons supporting this determination:

_____ Name of Lead Agency _____

_____ Print or Type Name of Responsible Officer in Lead Agency _____ Title of Responsible Officer _____

_____ Signature of Responsible Officer in Lead Agency _____ Signature of Preparer (If different from responsible officer) _____

_____ Date _____

ATTACHMENTS

- A. Flood Hazard Area Development Permit Application Form.
- B. Certificate of Compliance ☒

PLEASE NOTE: IF PROPERTY IS NOT IN A FLOOD ZONE, PLEASE INDICATE THAT ON THIS FORM AND SIGN YOUR NAME. RETURN FORM WITH PLANNING BOARD APPLICATION.

IF PROPERTY IS LOCATED IN A FLOOD ZONE, PLEASE COMPLETE THE ATTACHED (LEGAL SIZE) PAPERS AND RETURN WITH PLANNING BOARD APPLICATION.

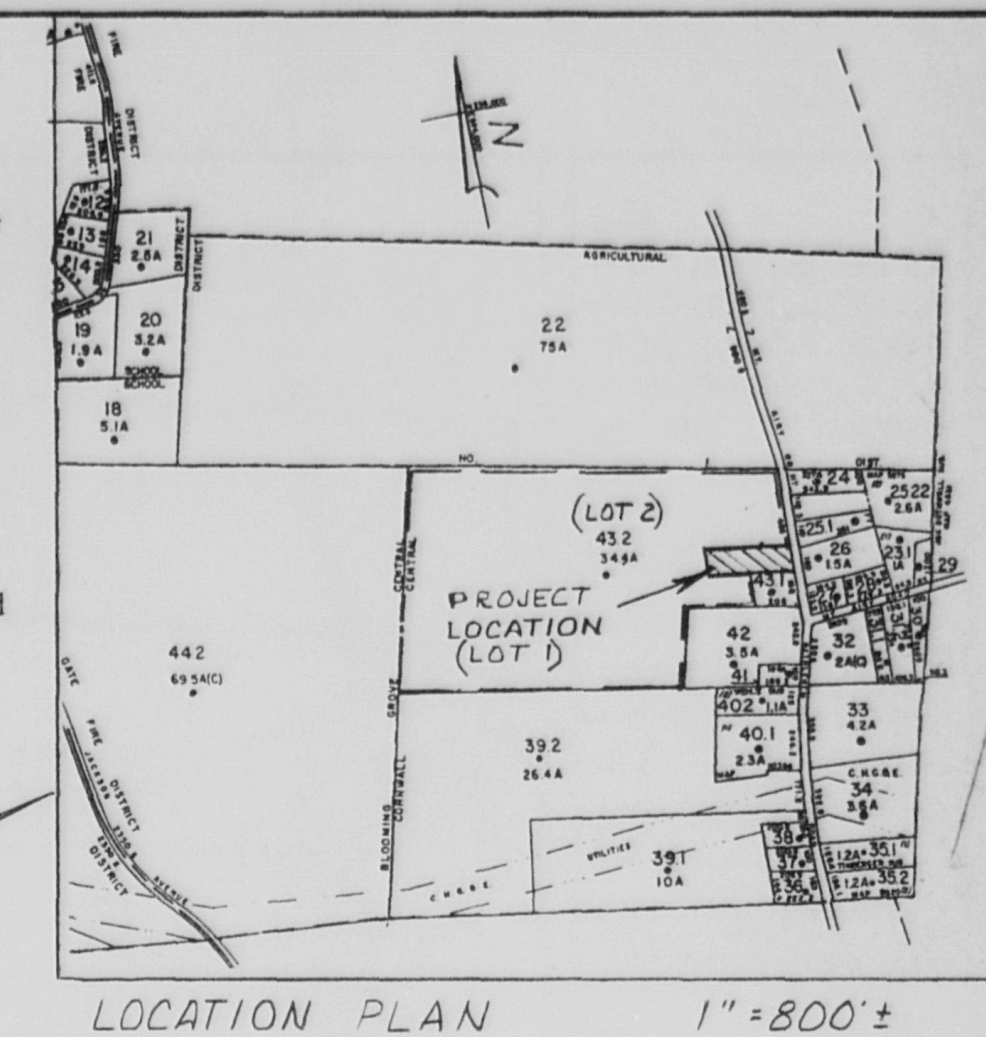
THIS PROPERTY IS NOT IN A FLOOD ZONE

William B. Aldred, L.S.
WILLIAM B. ALDRED

N/F
WALUGH
L3361 P183
554 B1 L44.2

"Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leaser shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.



NOTES

1. BEING A SUBDIVISION OF LANDS SHOWN ON THE TOWN OF NEW WINDSOR TAX MAPS AS SECTION 54 BLOCK 1 LOT 43.2. DEED OF RECORD: LIBER 3008 PAGE 146.
2. PROPERTY OWNER/APPLICANT: GERRIT V. LYDECKER
33 SWEET BRIAR ROAD
STAMFORD, CT. 06905
3. PROPERTY ZONE: R-1, SINGLE FAMILY RESIDENTIAL (LOT NO. 1)
REMAINING LANDS (LOT 2) PAR 3 GOLF COURSE
STAMFORD, CT. 06905
4. TOTAL PARCEL AREA: 34.32 ACRES
TOTAL NUMBER OF LOTS: 2
5. WATER SUPPLY: EXISTING MUNICIPAL SYSTEM (SEE SHEET 2 OF 2 FOR DETAILS)
SEWAGE DISPOSAL: INDIVIDUAL SYSTEM
6. BOUNDARY INFORMATION SHOWN HEREON IS FROM DEEDS OF RECORD AND PARTIAL SURVEYS PERFORMED UNDER THE SUPERVISION OF THE UNDERSIGNED. CERTIFICATION SHALL EXTEND TO THE BOUNDARIES OF LOT NO. 1 ONLY. NO COMPLETE PERIMETER SURVEY OF THE REMAINING LOT NO. 2 WAS PERFORMED.
7. TOPOGRAPHIC INFORMATION SHOWN HEREON IS FROM UNCONTROLLED AERIAL PHOTOGRAPHY DATED 1975. CONTOUR INTERVAL: TWO (2) FEET.
8. UNAUTHORIZED ALTERATION OR ADDITION TO THIS PLAN IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW.
9. SHEET 1 OF 2 INVALID WITHOUT SHEET 2 OF 2.
10. THERE ARE NO EXISTING WELLS OR SANITARY SYSTEMS, OTHER THAN THOSE SHOWN, WITHIN 200' OF THE PROPOSED SANITARY SYSTEM AREA SHOWN ON LOT NO. 1.

R-1 ZONE BULK REQUIREMENTS

	LOT NO. 1 (USE AS) REQUIRED	LOT NO. 2 (USE A4) PROVIDED	LOT NO. 2 (USE A4) REQUIRED
LOT AREA	43,560 S.F.	43,750 S.F.	5.0 AC.
LOT WIDTH	125'	175'	200'
FRONT YARD SETBACK	45'	55'	100'
SIDE YARD SETBACK	20'/40'	40'/127'	50'/100'
REAR YARD SETBACK	50'	157'	275'±/905'±
STREET FRONTAGE	70'	177'	50'
BUILDING HEIGHT	35'	24'±	50'
FLOOR AREA RATIO	N/A	N/A	N/A
LIVABLE FLOOR AREA	1200 S.F.	1344 S.F.	N/A
DEVELOPMENT COVERAGE	10%	8% ±	10%

CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN RESULTED FROM PARTIAL SURVEYS OF THE PARCEL SHOWN, THE LATEST OF WHICH WAS COMPLETED ON 13 MAY 1992, AND A FIELD INSPECTION IN THE VICINITY OF LOT NO. 1 COMPLETED ON 30 NOVEMBER 1999, AND IS TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECT.

PLANNING BOARD APPROVAL

STATE OF NEW YORK
TOWN OF NEW WINDSOR
APPROVAL GRANTED BY TOWN OF NEW WINDSOR
JUN 24 2000
PLANNING BOARD ON: James R. Lydecker
BY: [Signature]
ED: [Signature]
PLANNING BOARD NO. 99-35



& Grevas
Land Surveyors
407 SOUTH PLANK ROAD UNIT 3, NEWBURGH, N.Y. 12550
TEL: (914) 566-6650

GERRIT V. LYDECKER

OWNERS CONSENT

I HAVE REVIEWED THIS PLAN AND FIND IT ACCEPTABLE

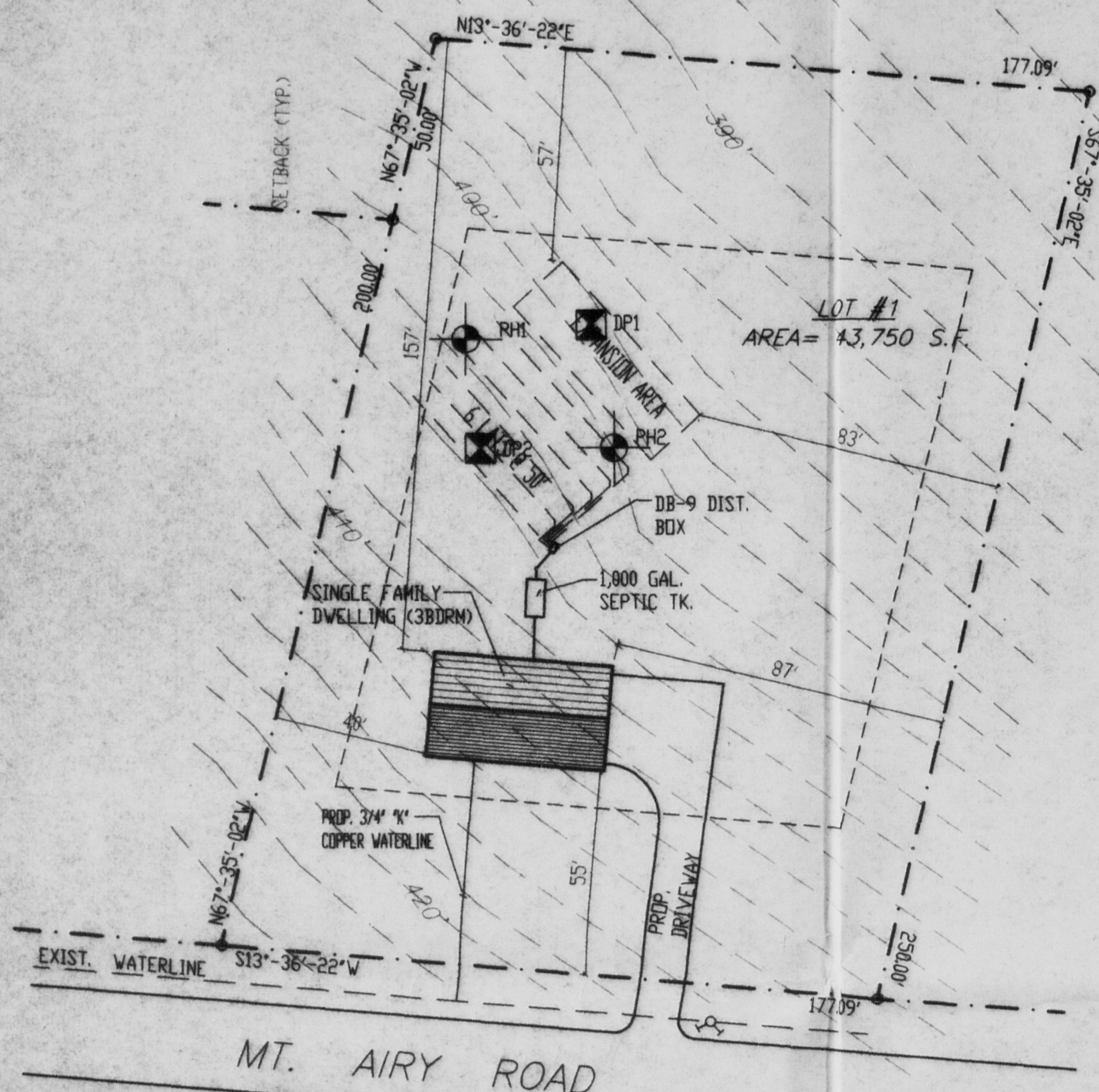
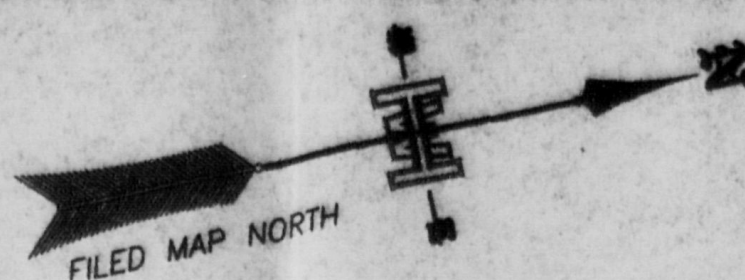
[Signature]
OWNER

REVISIONS:
DATE DESCRIPTION
12/23/99 REV. PER PL. BD. COMMENTS

PLAN FOR:
TOWN OF NEW WINDSOR
ORANGE COUNTY
NEW YORK
Drawn: WBH
Checked:
Scale: 1"=100'
Date: 1 DEC. 1999
Job No: 99-097

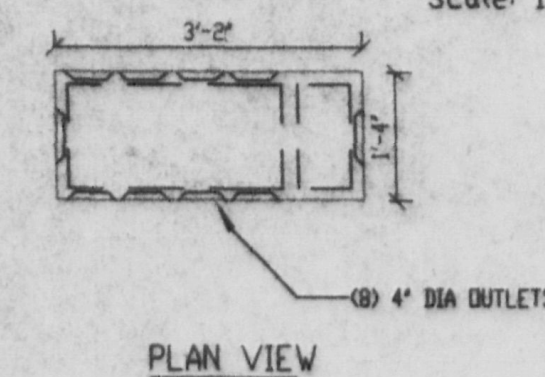
FINAL PLAN
MINOR SUBDIVISION
SHEET 1 OF 2

LOT #2
AREA= 33.32 AC.±

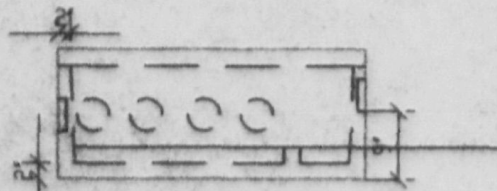


Two Lot Subdivision for lands of:
GERRIT V. LYDECKER

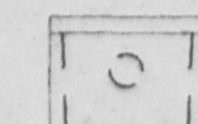
located in the
Town of New Windsor
Orange County - New York
Scale: 1" = 30'-0"



PLAN VIEW



SECTION

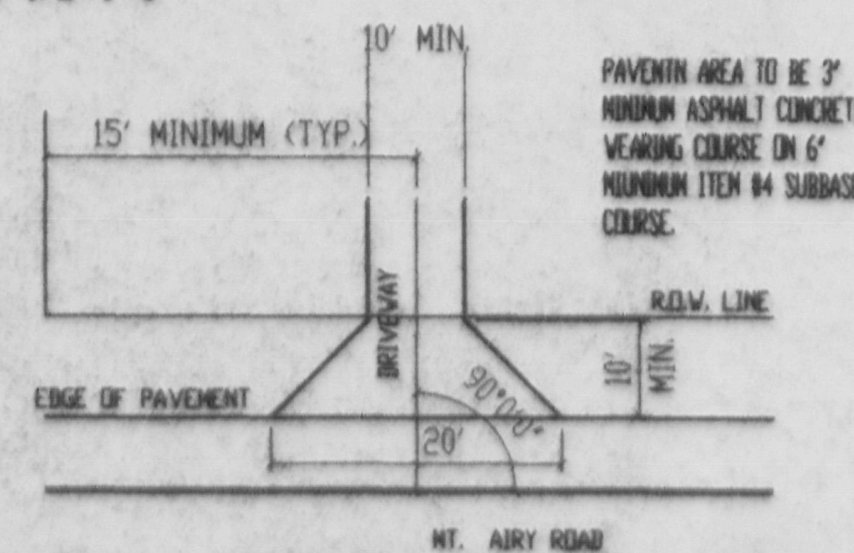


END VIEW

DB-9 DISTRIBUTION BOX DETAIL

SCALE: 1/2"=1'-0"

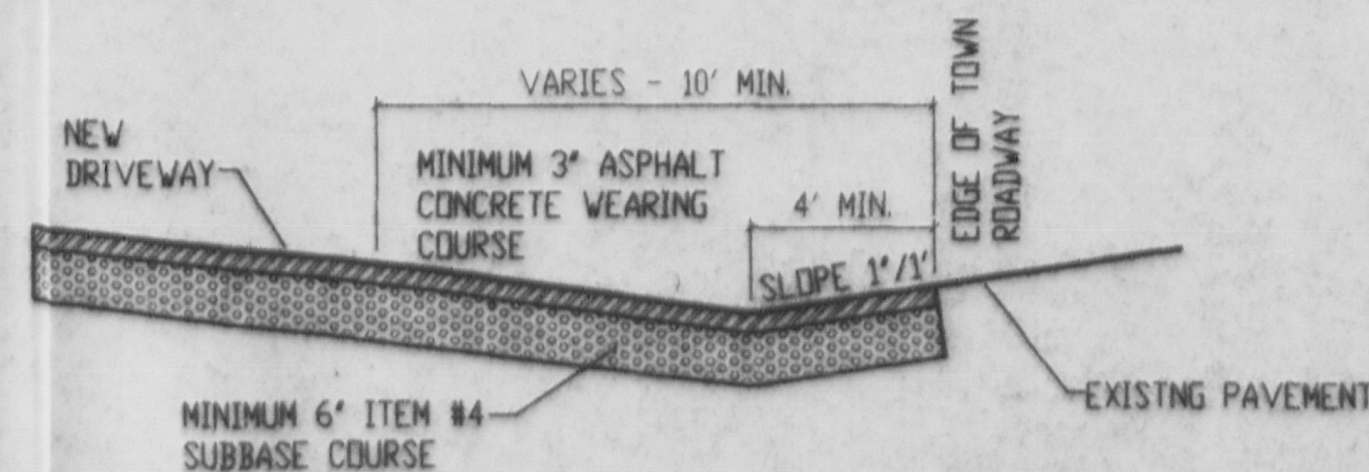
SPECIFICATIONS:
PRECAST DISTRIBUTION BOX, DB-6
(CONCRETE OR EQUAL)
CONCRETE MINIMUM STRENGTH-
4,000 P.S.I. @ 28 DAYS
STEEL REINFORCEMENT- ASTM A-615-75,
GRADE 60, 1" MIN. COVER



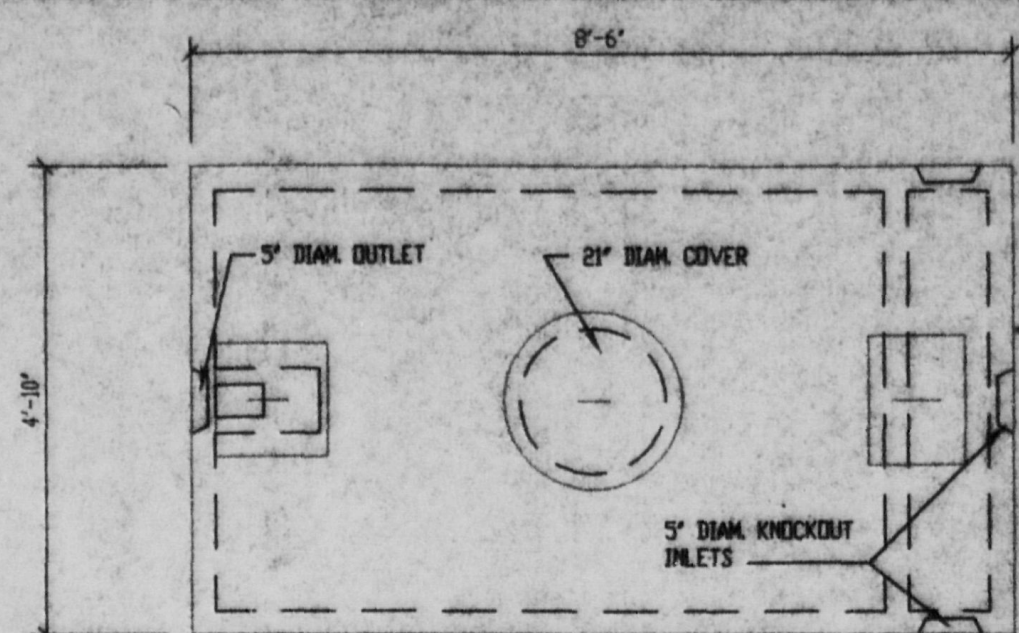
DRIVEWAY PLAN VIEW

ABSORPTION TRENCH DETAILS

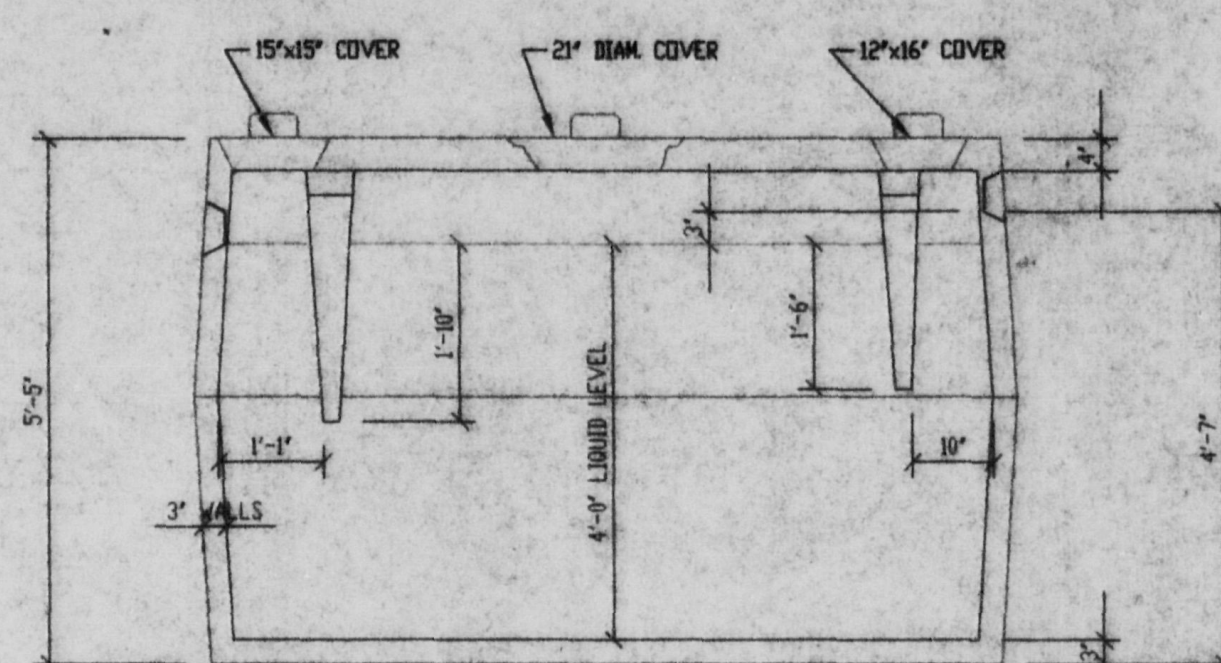
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DRIVEWAY SECTION VIEW



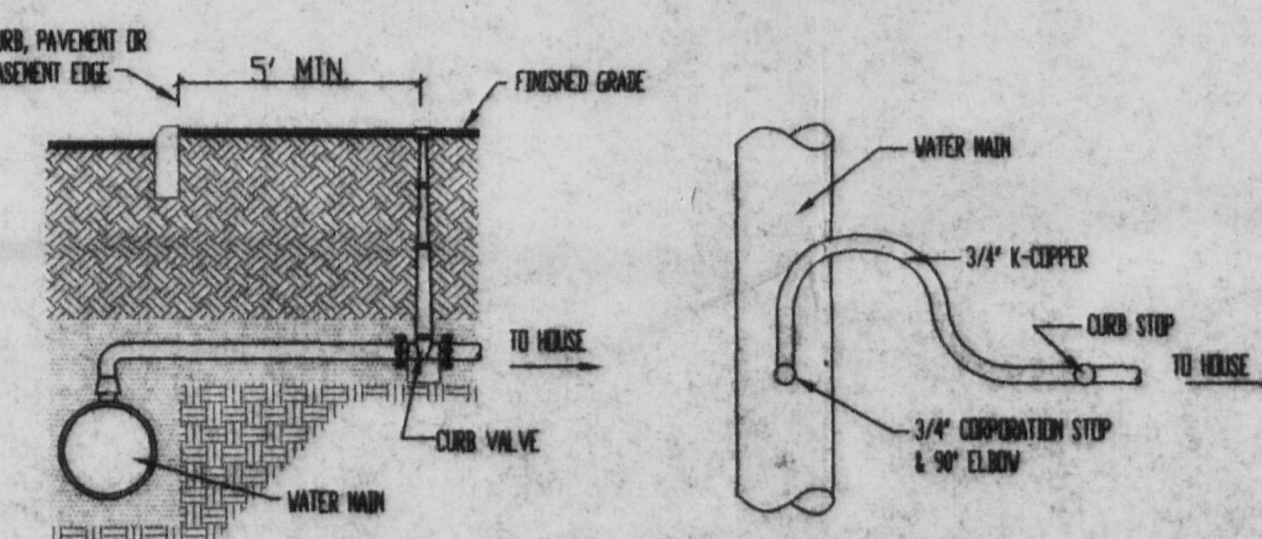
PLAN VIEW



SECTION

SEPTIC TANK DETAIL

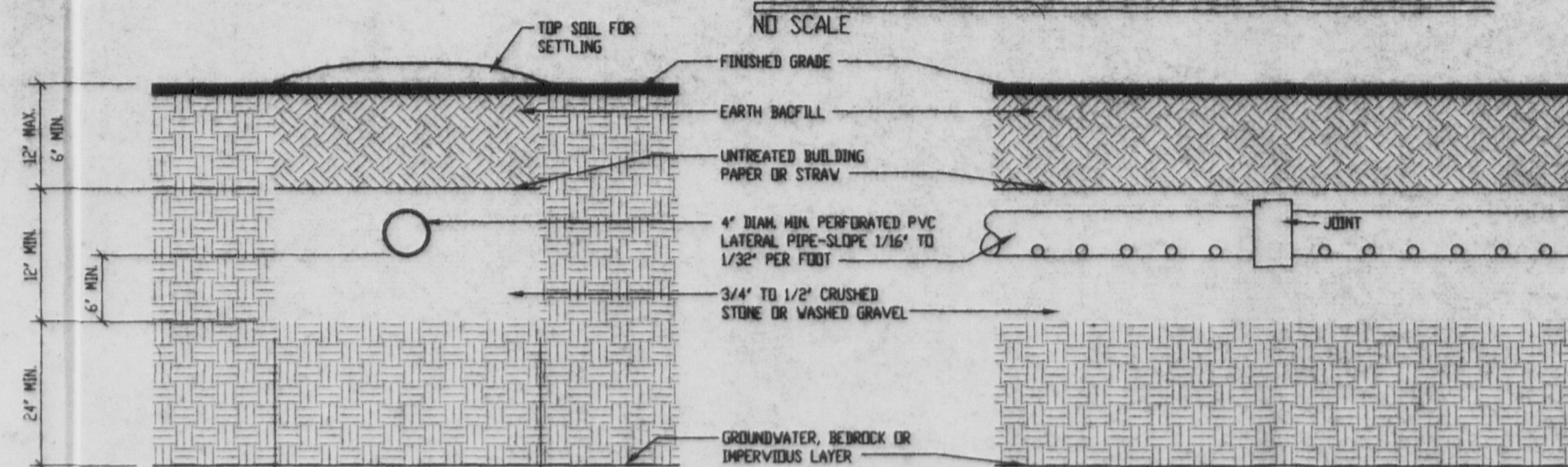
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SECTION

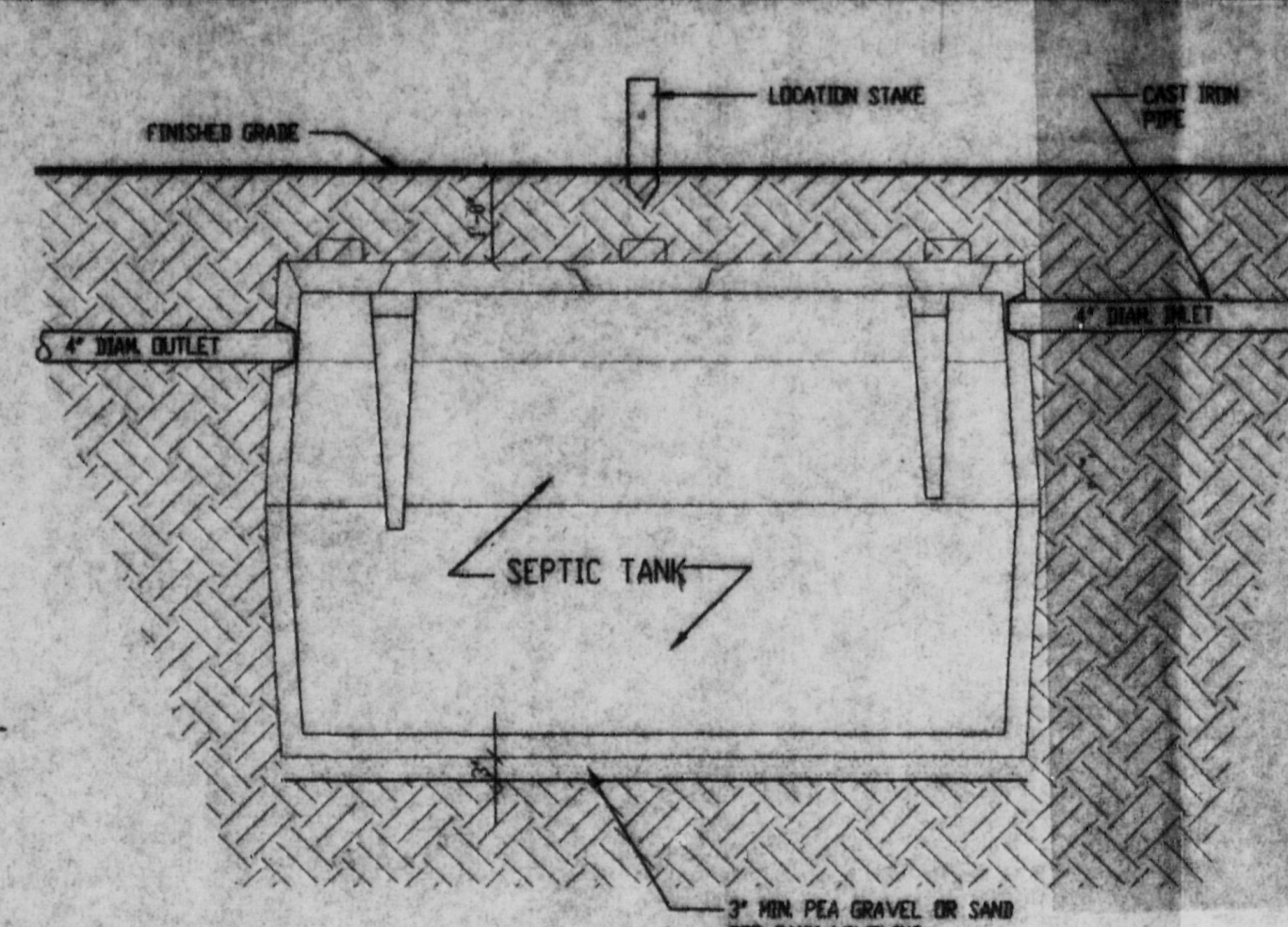
WATER SERVICE CONNECTION DETAIL

NO SCALE



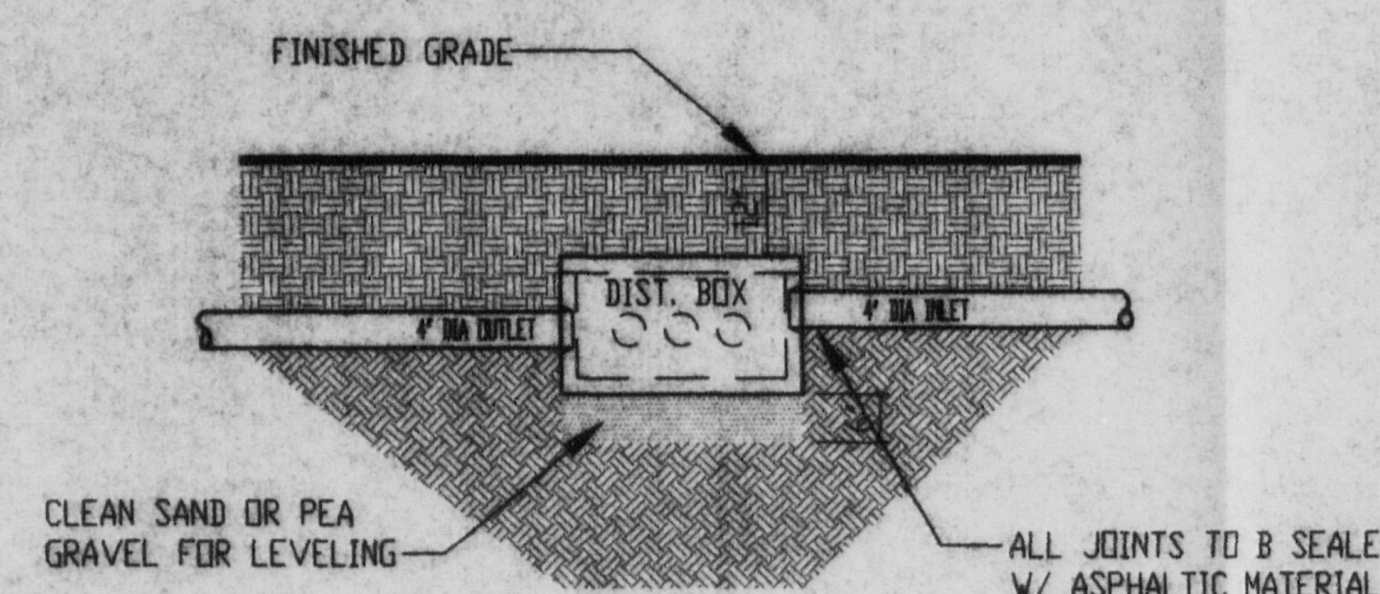
LONGITUDINAL SECTION

SPECIFICATIONS:
MINIMUM 1,000 GALLON SEPTIC
TANK (OR EQUAL)
CONCRETE MINIMUM STRENGTH-
4,000 P.S.I. @ 28 DAYS
STEEL REINFORCEMENT-
6"x6"x10 GA. WIRE MESH
CONSTRUCTION JOINT-
SEALED WITH BUTYL RUBBER
BASE CEMENT
PIPE CONNECTION-
POLY-LDC SEAL



SEPTIC TANK INSTALLATION DETAIL

SCALE: 1/2"=1'-0"



DISTRIBUTION BOX INSTALLATION DETAIL

SCALE: 1/2"=1'

NOTES:

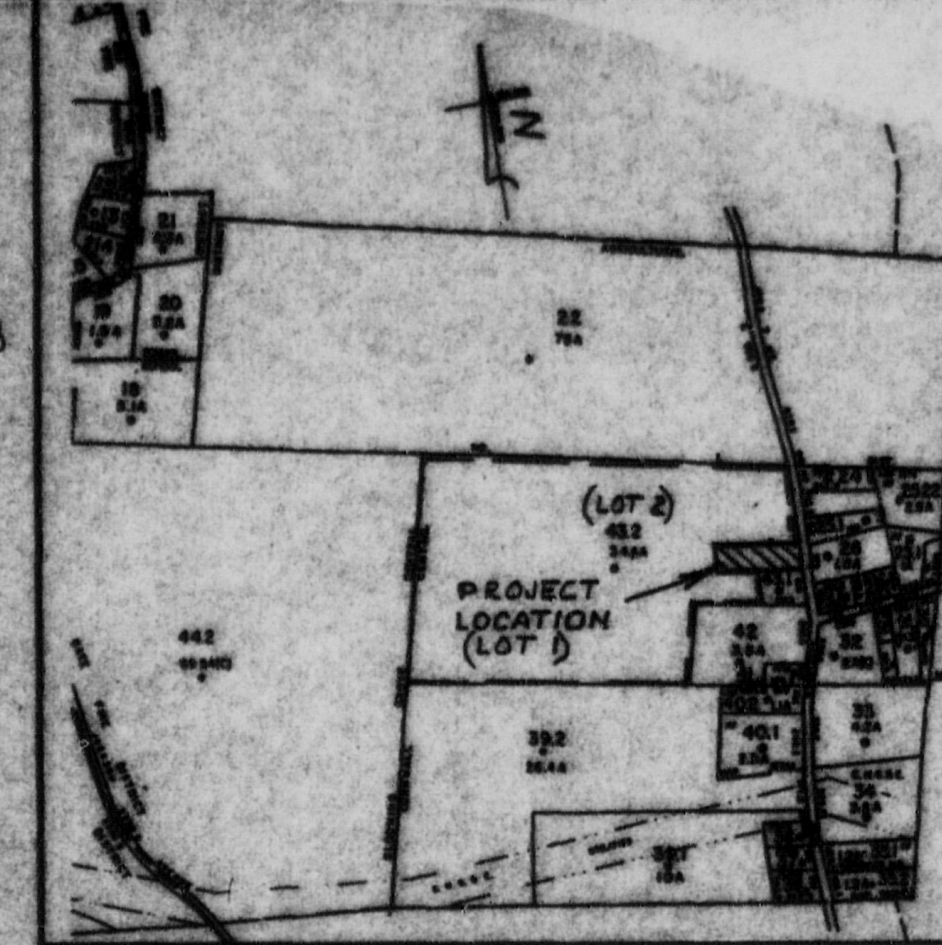
1. BEING A SUBDIVISION OF LANDS SHOWN ON THE TOWN OF NEW WINDSOR TAX MAPS AS SECTION 54 BLOCK 1 LOT 432 DEED OF RECORD- LIBER 3008, PAGE 146.
2. PROPERTY OWNER/APPLICANT: GERRIT V. LYDECKER
33 SWEET BRIAR ROAD
STAMFORD, CT. 06905
3. PROPERTY ZONE: R-1, SINGLE FAMILY RESIDENTIAL, LOT NO. D
REMAINING LANDS (LOT 2) PAR. 3 GOLF COURSE
STAMFORD, CT. 06905
4. TOTAL PARCEL AREA 34.32 ACRES
TOTAL NUMBER OF LOTS: 2
5. WATER SUPPLY: EXISTING MUNICIPAL SYSTEM
SEWAGE DISPOSAL: INDIVIDUAL SYSTEM (SEE SHEET 2 OF 2 FOR DETAILS)
6. BOUNDARY INFORMATION SHOWN HEREIN IS FROM DEEDS OF RECORD AND PARTIAL SURVEYS PERFORMED UNDER THE SUPERVISION OF THE UNDERSIGNED. CERTIFICATION SHALL EXTEND TO THE BOUNDARIES OF LOT NO. 1 ONLY. NO COMPLETE PERIMETER SURVEY OF THE REMAINING LOT NO. 2 WAS PERFORMED.
7. TOPOGRAPHIC INFORMATION SHOWN HEREIN IS FROM UNCONTROLLED AERIAL PHOTOGRAPHY DATED 1975. CONTOUR INTERVAL: TWO (2) FEET.
8. UNAUTHORIZED ALTERATION OR ADDITION TO THIS PLAN IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW.
9. SHEET 1 OF 2 INVALID WITHOUT SHEET 2 OF 2.
10. THERE ARE NO EXISTING WELLS OR SANITARY SYSTEMS, OTHER THAN THOSE SHOWN, WITHIN 200' OF THE PROPOSED SANITARY SYSTEM AREA SHOWN ON LOT NO. 1.

CERTIFICATION:

COUNTY OF ORANGE LOCAL LAW # 1 1989
I HEREBY CERTIFY THAT THE WATER AND SEWER SYSTEMS SHOWN ON THIS PLAN WERE DESIGNED IN ACCORDANCE WITH THE STANDARD AND REQUIREMENTS PROMULGATED BY THE N.Y.S. DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONSERVATION FOR RESIDENTIAL LOTS AS AMENDED FROM TIME TO TIME, AND FURTHER THAT SUCH DESIGN IS BASED ON ACTUAL SOILS AND SITE CONDITIONS FOUND UPON SUCH LOT AT THE DESIGN LOCATION AT THE TIME OF DESIGN.

"ALL SANITARY SEWAGE DISPOSAL SYSTEMS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH NEW YORK STATE DEPARTMENT OF HEALTH STANDARDS AND THE PROVISIONS OF THE PUBLIC HEALTH LAW."

"ALL SANITARY SEWAGE DISPOSAL SYSTEMS SHALL BE DESIGNED BY A NEW YORK STATE LICENSED DESIGN PROFESSIONAL AND APPROVED BY THE TOWN OF NEW WINDSOR BUILDING INSPECTOR PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. THE SYSTEM SHALL BE INSPECTED DURING CONSTRUCTION AND CERTIFIED AS TO CONFORMANCE TO DESIGN BY THE DESIGN PROFESSIONAL PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY."



LOCATION MAP

SCALE: 1" = 800'±

PERCOLATION DATA: 7-14-99

PH1	24" DEEP	
R1	9:41 - 9:45	4MIN/INCH
R2	9:46 - 9:50	4MIN/INCH
R3	9:51 - 9:56	5MIN/INCH

PH2	24" DEEP	
R1	10:12 - 10:13	1MIN/INCH
R2	10:14 - 10:17	3MIN/INCH
R3	10:17 - 10:20	3MIN/INCH
R4	10:20 - 10:23	3MIN/INCH

DEEP PIT DATA: 7-5-99

DP1 10'-6" DEEP
0'-6" TOPSOIL
6'-40" SILTY SANDY LOAM
40'-126" COMPACTED SILTY LOAM
NO BEDROCK OR GROUNDWATER ENCOUNTERED

DP2 9'-6" DEEP
0'-8" TOPSOIL
8'-38" SILTY SANDY LOAM
38'-114" COMPACTED SILTY LOAM
NO BEDROCK OR GROUNDWATER ENCOUNTERED

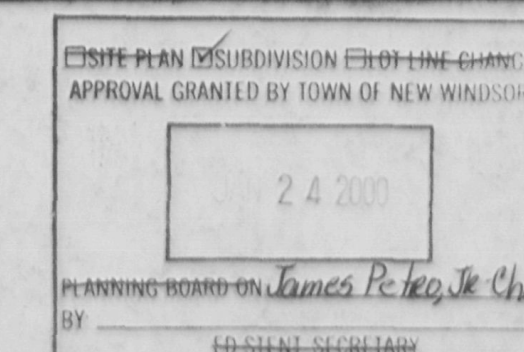
DESIGN BASIS:

1. NO OF BEDROOMS - 3
2. DAILY FLOW - 390 G.P.D.
3. SEPTIC TANK CAPACITY - 1,000 GAL.
4. STABILIZED PERCOLATION RATE - 5 MIN/INCH
5. REQUIRED LENGTH OF ABSORPTION FIELD -
REQUIRED 162 LIN. F.T.
PROVIDED 300 LIN. F.T.

GENERAL INFORMATION:

1. OWNER & APPLICANT:
GERRIT V. LYDECKER
33 SWEET BRIAR ROAD
STAMFORD, CT. 06905
2. SURVEY AND TOPO INFORMATION PROV'D BY:
GREVAS & HILDRETH, L.S. PC
407 SOUTH PLANK ROAD
NEWBURGH, NEW YORK 12550

PLANNING BOARD APPROVAL

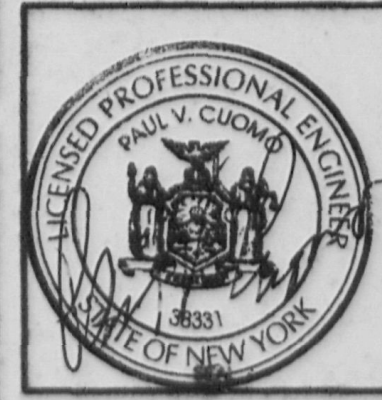


NOTE:
THIS PLAN IS COPYRIGHTED
UNAUTHORIZED ALTERATION
TO THIS PLAN IS A VIOLATION
OF SECTION 7209(2) OF THE
NEW YORK STATE EDUCATION
LAW.

DATE	ISSUANCE	BY

DATE	REVISIONS	BY

CUOMO ENGINEERING
STEWART INTERNATIONAL AIRPORT, NEW WINDSOR, N.Y. 12553 (914) 567-0063
PROJECT TITLE: **GERRIT V. LYDECKER**
SHEET NO.: **TWO (2) LOT**
SUBDIVISION PLAN
TOWN OF NEW WINDSOR



DATE	9-10-99
DRAWN BY:	P.V.C.
CHECKED BY:	P.V.C.

SCALE: AS NOTED

PROJECT NO.: 99247
INVALID WITHOUT SHEET 1 OF 1
SD-1
SHEET 2 OF 2